116.0	0001	0022.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	746,200	/	746,200
USE VALUE:	746,200	/	746,200
ASSESSED:	746,200	/	746,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUDREAU THOMAS J
Owner 2:	BOUDREAU ROSANY A
Owner 3:	
Street 1:	14 HANCOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARMICHAEL JOSEPH E--ETAL -
Owner 2:	CARMICHAEL EDITH E -
Street 1:	14 HANCOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,885 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 1547 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6885.000	307,600		438,600	746,200
Total Card	0.158	307,600		438,600	746,200
Total Parcel	0.158	307,600		438,600	746,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.35 | /Parcel: 482.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	74369
GIS Ref	
GIS Ref	
Insp Date	10/04/18

!8996!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0001-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,600	0	6,885.	438,600	746,200	746,200	Year End Roll	12/18/2019
2019	101	FV	239,300	0	6,885.	432,300	671,600	671,600	Year End Roll	1/3/2019
2018	101	FV	239,300	0	6,885.	332,100	571,400	571,400	Year End Roll	12/20/2017
2017	101	FV	239,300	0	6,885.	313,300	552,600	552,600	Year End Roll	1/3/2017
2016	101	FV	239,300	0	6,885.	288,200	527,500	527,500	Year End	1/4/2016
2015	101	FV	224,700	0	6,885.	269,400	494,100	494,100	Year End Roll	12/11/2014
2014	101	FV	224,700	0	6,885.	248,100	472,800	472,800	Year End Roll	12/16/2013
2013	101	FV	224,700	0	6,885.	248,100	472,800	472,800		12/13/2012

PRINT

Date	Time
12/10/20	23:31:18

LAST REV

Date	Time
10/09/18	10:01:52
apro	
8996	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARMICHAEL JOSE	32178-48		12/27/2000	Family	307,000	No	No	4	
	9418-492		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2007	1145	Re-Roof	17,100	C				
8/1/2003	625	Manual	12,000					REPAIR STAIRS & WA
12/23/2002	17	Manual	5,000	C				FINISH LAUNDRY ARE
1/17/2001	22	Alterati	20,000	C		G3	GR FY03	ADD 2 BDRMS 1 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Measured	372	PATRIOT
7/6/2005	Permit Visit	BR	B Rossignol
8/3/2001	Permit Visit	PM	Peter M
4/4/2001	MLS	MM	Mary M
2/18/2000	Inspected	276	PATRIOT
2/11/2000	Measured	263	PATRIOT
8/31/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74369
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6885		Sq. Ft.	Site		0	70.	0.91	6									438,584						438,600	

Total AC/HA:	0.15806	Total SF/SM:	6885	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	438,584	Spl Credit		Total:	438,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32873297
Const Adj.:	0.99098992
Adj $ / SQ:	138.260
Other Features:	94250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344805
Depreciation:	37239
Depreciated Total:	307566

COMMENTS

643-8918.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

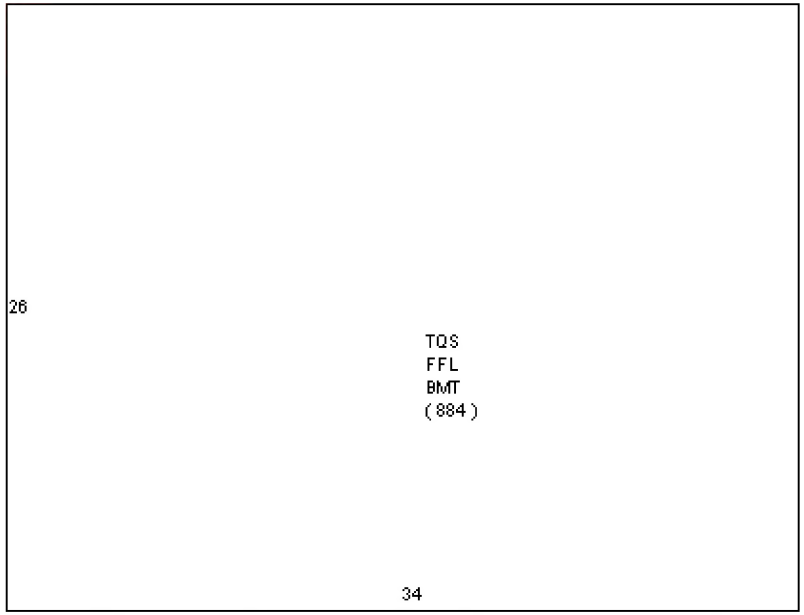
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.26
Special Features:	0	Val/Su Net:	126.53
Final Total:	307600	Val/Su SzAd	198.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	884	41.480	36,667
FFL	First Floor	884	138.260	122,222
TQS	3/4 Story	663	138.260	91,666

Net Sketched Area:	2,431			Total:	250,555
Size Ad	1547	Gross Are	2652	FinArea	1547

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0001-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: